



## 3 Lanchester Way London

**£877 Per Week**

This lovely two double bedroom apartment set in the luxury Lexington Gardens development, benefitting from contemporary design and finish.

Lexington Gardens offers a 24-hour concierge service, private residents' gymnasium, a state-of-the-art media room and private roof garden. The development is perfectly positioned in Zone 1, with the new Northern Line extension and Vauxhall only a short walk away as well as easy accessibility to Battersea Power Station.

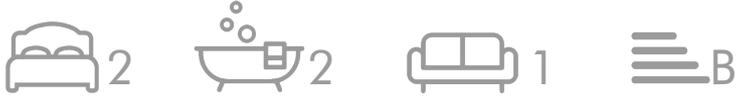
**\*\*Photos of the property are of similar apartment - indication only\*\***

Council Tax Band: Wandsworth - F  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access  
Holding Deposit - £877 (1 weeks rent, subject to agreed offer)

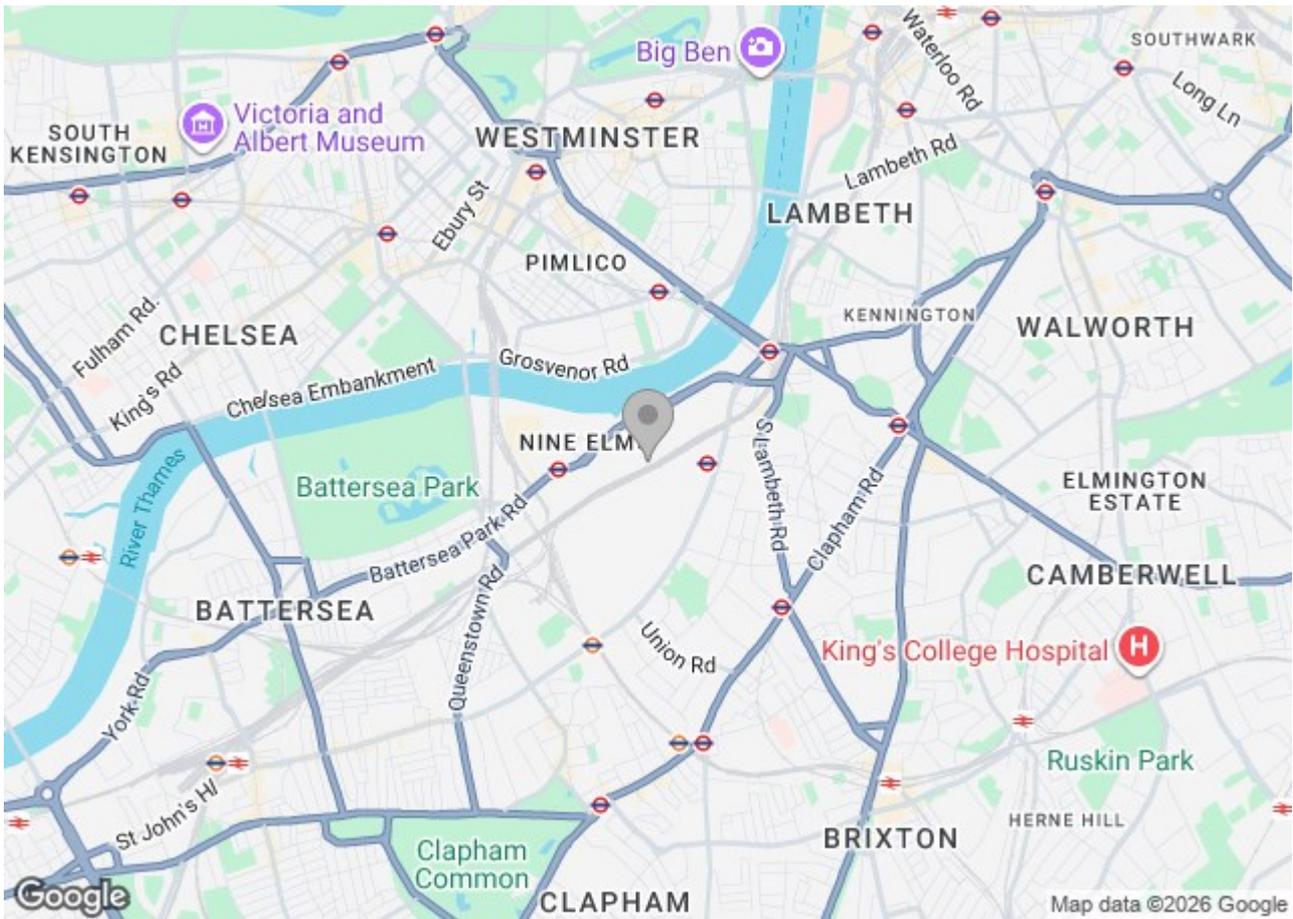
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet - Fibre

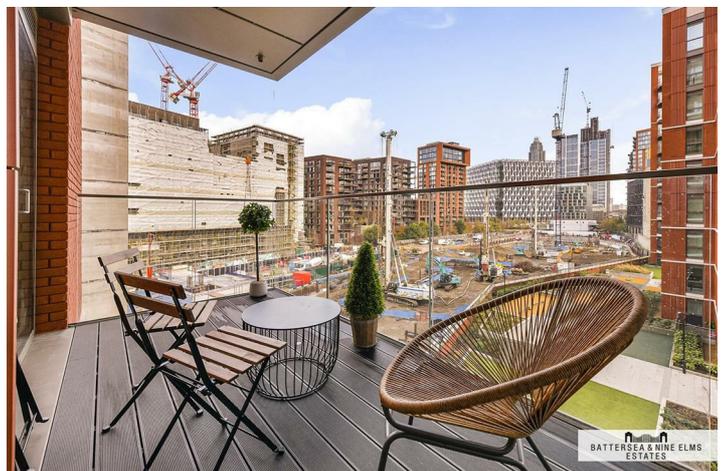
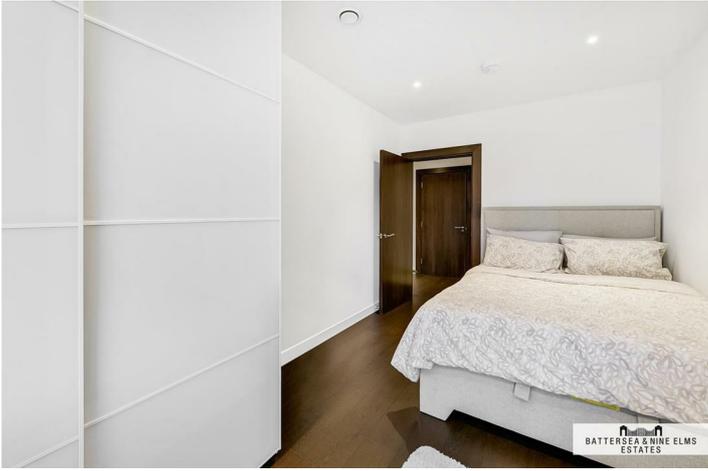
To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 3 Lanchester Way London



- Two bedrooms
- Two bathrooms
- Residents gym
- Residents' media room
- 24 Hour concierge





Senate Building,  
Lanchester Way, SW11  
Approximate Gross Internal Area  
79.2 sq m / 853 sq ft

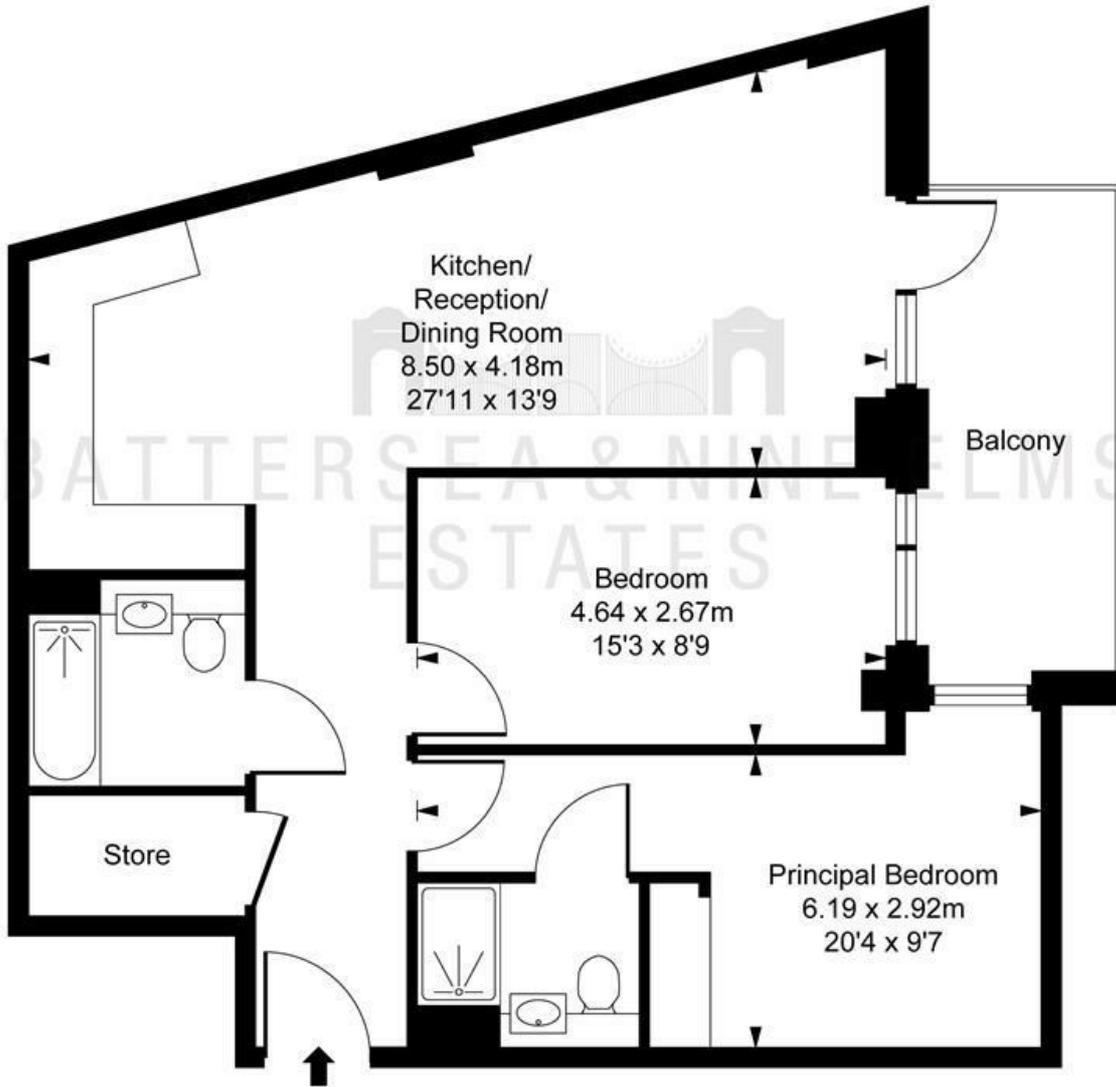


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	